

AGENDA

SPECIAL MEETING BOARD OF MAYOR AND ALDERMEN (PUBLIC HEARING – TAX INCENTIVE)

October 2, 2007

**6:15 PM
Aldermanic Chambers
City Hall (3rd Floor)**

1. Mayor Guinta calls the meeting to order.
2. The Clerk calls the roll.
3. Mayor Guinta advises that the purpose of the special meeting is to hear those wishing to speak on a Community Revitalization Tax Relief Incentive Applicant pursuant to RSA 79-E for property located at 20 Concord Street (AKA Map 9, Lot 12) in the City of Manchester; that anyone wishing to speak must first step to the nearest microphone when recognized and recite his/her name and address in a clear, loud voice for the record, that each person will be given only one opportunity to speak; and any questions must be directed to the Chair.
4. Mayor Guinta requests Jay Minkarah, Economic Development Director, make a presentation.
5. Mayor Guinta calls for those wishing to speak.
6. Mayor Guinta advises that all wishing to speak having been heard, the testimony presented will be taken under advisement with reports to be made to the Board of Mayor and Aldermen at a later date.
7. Mayor Guinta advises that this being a special meeting of the Board, no further business can be presented and a motion to adjourn would be in order.

Memo

To: Board of Mayor and Alderman

From: Glen Ohlund

CC: Jay Minkarah

Date: 9/24/2007

Re: Community Revitalization Tax Relief Incentive Application (RSA 79-E)
20 Concord Street (aka Map 9, Lot 12)

The Economic Development Office is in receipt of our first application for the Community Revitalization Tax Relief Incentive. A memo from the City Clerk's Office went out to the BMA on September 13th regarding the public hearing required by RSA 79-E. That hearing is slated for Tuesday October 2nd at 6:15 PM. The Clerk's Office requested MEDO prepare a brief report with our recommendations.

Background-

The four story building at 20 Concord Street most recently housed two marginal retail and service businesses including a tattoo parlor on the first floor and upper floor housing consisted of twenty-nine (29) single-room occupancy units that were found to be in less than ideal condition. In February 2007, local developer Ben Gamache purchased the property with plans for major improvements.

The City received Mr. Gamache's application for tax relief under RSA 79-E on September 12th.

RSA 79E establishes a set of criteria required to grant this Tax Relief Incentive as follows:

Property is within a designated Downtown or Central Business District area and consistent with Master Plan or other development regulations-

Attachment "A" is a City GIS map showing subject property to be located in the CBD (Central Business District) Zoning area. One of the four zoning districts the City of Manchester adopted for RSA 79-E. The other applicable areas are the Millyard District (AMX) and two Downtown R-3 Zones which include the Amoskeag Housing. All of the uses proposed by applicant are consistent with those outlined for the Central Business District as permitted uses in the 2001 Zoning Ordinance. Additionally, this project meets the City's Master Plan economic development objectives to "Evaluate the city's older commercial and industrial areas for their potential to be creatively rehabilitated and reused" and further supports efforts to "strengthen the Central Business District" also outlined in the 1993 Master Plan.

Proposed rehabilitation qualifies as substantial-

The subject property was assessed in 2007 at \$1,043,100. The applicant's proposal calls for rehabilitation costs of \$447,000 which equal nearly 43% (42.85%) of the assessed value. This significantly exceeds the threshold of 15% of assessed value or \$75,000 (whichever is less) required by the statute.

There is public benefit in granting the Tax Relief-

MEDO finds that the application meets a number of the public benefit requirements under RSA 79-E. The applicant plans to attract a first floor restaurant and upper floors would be Class A office space that will enhance the economic vitality in Downtown Manchester. These offices will have the potential to create additional daytime purchasing power that can be captured by Downtown retailers and restaurants.

MEDO further finds that the work conducted on the exterior of the building has already improved the condition and appearance of the property. Paint and layers of façade treatments that have accumulated over the years have been removed and the original exterior will once again highlight the detail of building construction from the late 1800's. The applicant has not requested the additional benefits of rehabilitating a historic structure, nor has he followed the US Secretary of Interior's Standards for Rehabilitation.

The rehabilitation of this building does improve the Downtown area, as it is visible from Elm Street on an important artery into the Downtown. In its previous condition, the building would not have been considered an asset to Downtown. In completing this project, the applicant, Ben Gamache, will revitalize an eyesore building into a property which will contribute to the overall economic health and appearance of the Downtown.

Based on this report, comments from the applicant, and results of the Public Hearing, the Board of Mayor and Alderman is required to render a decision granting or denying the requested tax relief, and if so, establishing a tax relief period based on the following:

- 1) public benefit is established
- 2) a covenant under RSA 79-E:8 is established, protecting the public benefits of the project. RSA 79-E states that the covenant be coextensive with the period of tax relief and may be in effect for up to twice the period of tax relief
- 3) the Board of Mayor and Alderman finds the proposed use(s) consistent with the Master Plan or development regulations

MEDO respectfully recommends that the Board of Mayor and Alderman grant this RSA 79-E request for a period of five (5) years and authorize Staff to complete the necessary covenants and recordings required by this statute.

MEDO staff looks forward to discussing this application on October 2nd.

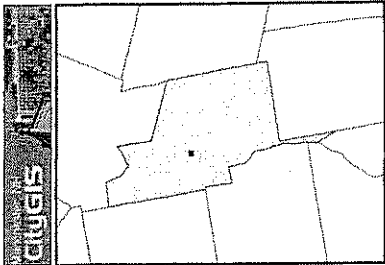
The original application is included in this memo.

Respectfully,

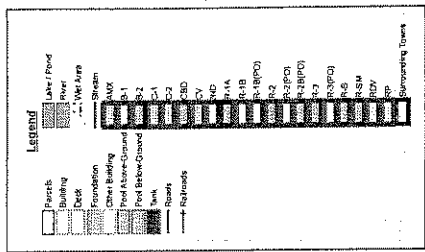
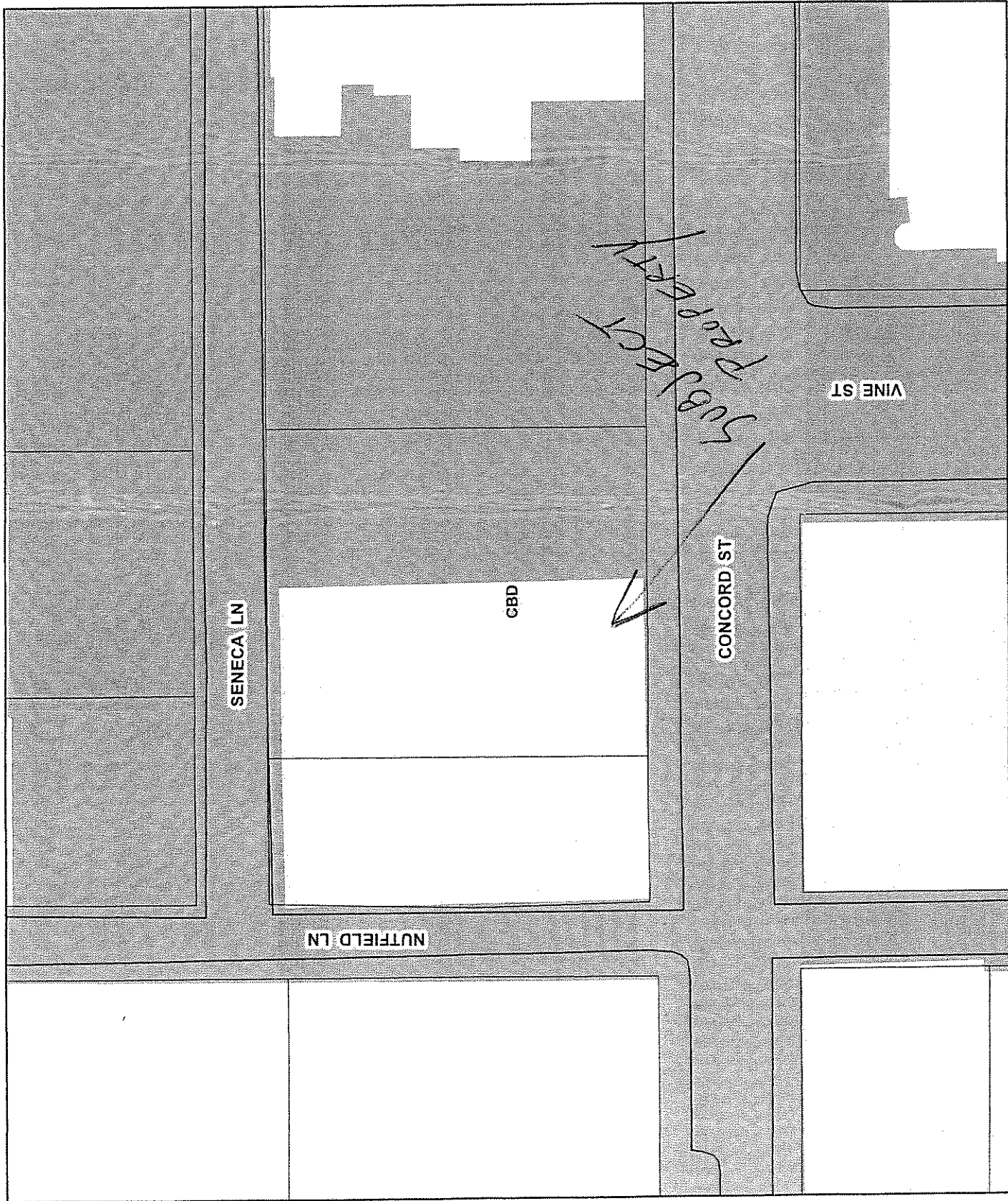
Glen Ohlund

gohlund@manchesternh.gov

624-6505 x 4103

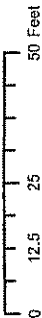


Aerial Map Showing Extent Of Map A1 L6d



DISCLAIMER

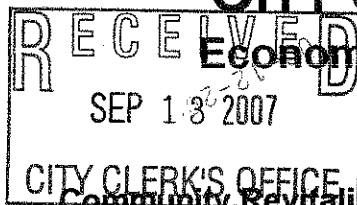
The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, and other features shown on this map are based on the best available information and are not guaranteed to be accurate. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of the City Clerk, City Engineer, City Assessor, City Planning and Development, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



ATTACHMENT A

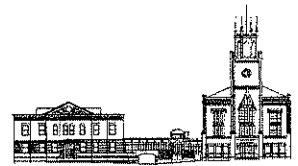
09-12-2007 RCVD

09-12-2007 RCVD



CITY OF MANCHESTER

Economic Development Office



Community Revitalization Tax Relief Incentive Application

Building Name (if any) <u>22 CONCORD ST. LLC</u>	Owner Name(s) <u>BEN GAMACHE</u>
Building Address <u>22 CONCORD ST Manchester NH 03101</u>	Applicant Name(s) (if different from owner) <u>22 CONCORD ST. LLC</u>
Owner Address (es) <u>16 Lowell ST Manchester NH.</u> Phone # <u>603-623-4956</u> Email address <u>ben@gamache.biz</u>	Applicant Address (if different from owner) Phone # Email address
Map# <u>0009</u> Lot# <u>0012</u>	Book# <u>7808</u> Page # <u>1633</u>
Year Built <u>1890</u> Square Footage of Building <u>14,000</u>	Is the building eligible or listed on the State or National Register of Historic Places or located in a Local, State, or Federal Historic District? Yes _____ No <u>X</u> provide historic district name if applicable)
Existing Uses (describe number of units by type and size) <u>COMMERCIAL AND APARTMENTS</u> <u>1st floor</u> <u>2nd floor</u>	Is there a change of use associated with this project? ____ Yes ____ No <u>X</u> If so, please describe:
Proposed Uses (describe number of units by type and size) <u>COMMERCIAL ALL 4 floors</u> <u>office</u>	
Will the project include new residential units? ____ Yes <u>X</u> No If yes, please describe:	Will the project include new affordable residential units? ____ Yes <u>X</u> No If yes, please describe:

Note: Application must be accompanied by a \$50 Application Fee made payable to "City of Manchester"

Will any state or federal grants or funds be used in this project? If so, describe and detail any terms of repayment (if applicable) NO

Describe the work to be done and estimated cost: please attach additional sheets if necessary and any written construction estimates

Structural: <u>SANDBLASTING, WINDOWS, REPAIRS</u> <u>FLOORS - ELEVATORS</u>	\$ <u>175,000</u>
Electrical: <u>NEW PANELS, AND SUBPANELS ON</u> <u>EACH FLOOR, LIGHT, PLUMB-</u>	\$ <u>60,000</u>
Plumbing/Heating: <u>8 BATHROOM, 4 NEW HVAC</u> <u>SYSTEMS</u>	\$ <u>120,000</u>
Mechanical: <u>GAS PIPING, MISC-</u>	\$ <u>12,000</u>
Other: <u>PAINT, CARPET, WALLS, DOORS, HARDWARE</u> <u>LIGHT EXTERIOR,</u>	\$ <u>80,000</u>
Total: Note: To qualify for this tax relief incentive, the costs of the project must be at least 15% of the pre-rehabilitation assessed value or \$75,000, whichever is less.	\$ <u>447,000.</u> ⁰⁰

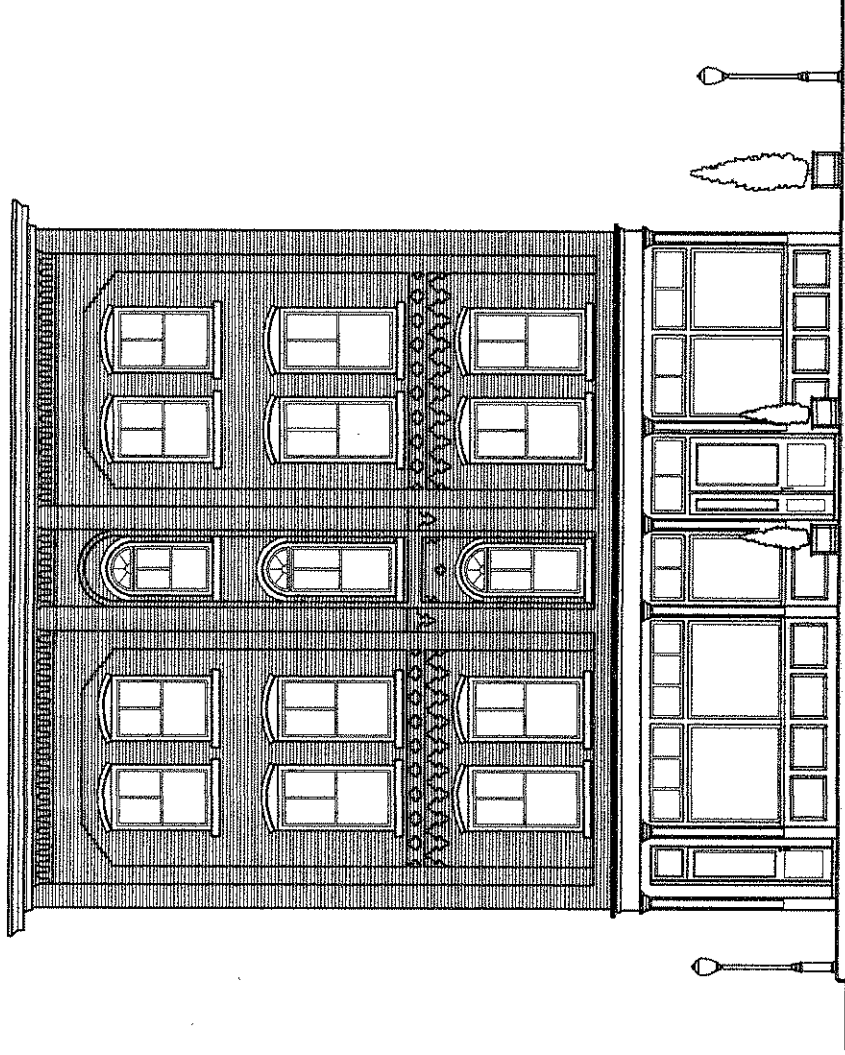
Please attach any plot plans, building plans, sketches, renderings or photographs that would help explain this application.

APPROVAL BY A MAJORITY OF MAYOR AND ALDERMEN REQUIRED

I have read and understand the Community Revitalization Tax Relief Incentive RSA Ordinance (see following pages) and am aware that this will be a public process including a public hearing to be held to discuss the merits of this application and the subsequent need to enter into a covenant with the City and pay any reasonable expenses associated with the drafting of the covenant.

Ben Gamache Ben Gamache 7/17/07
Applicant: (signed) (name printed) Date

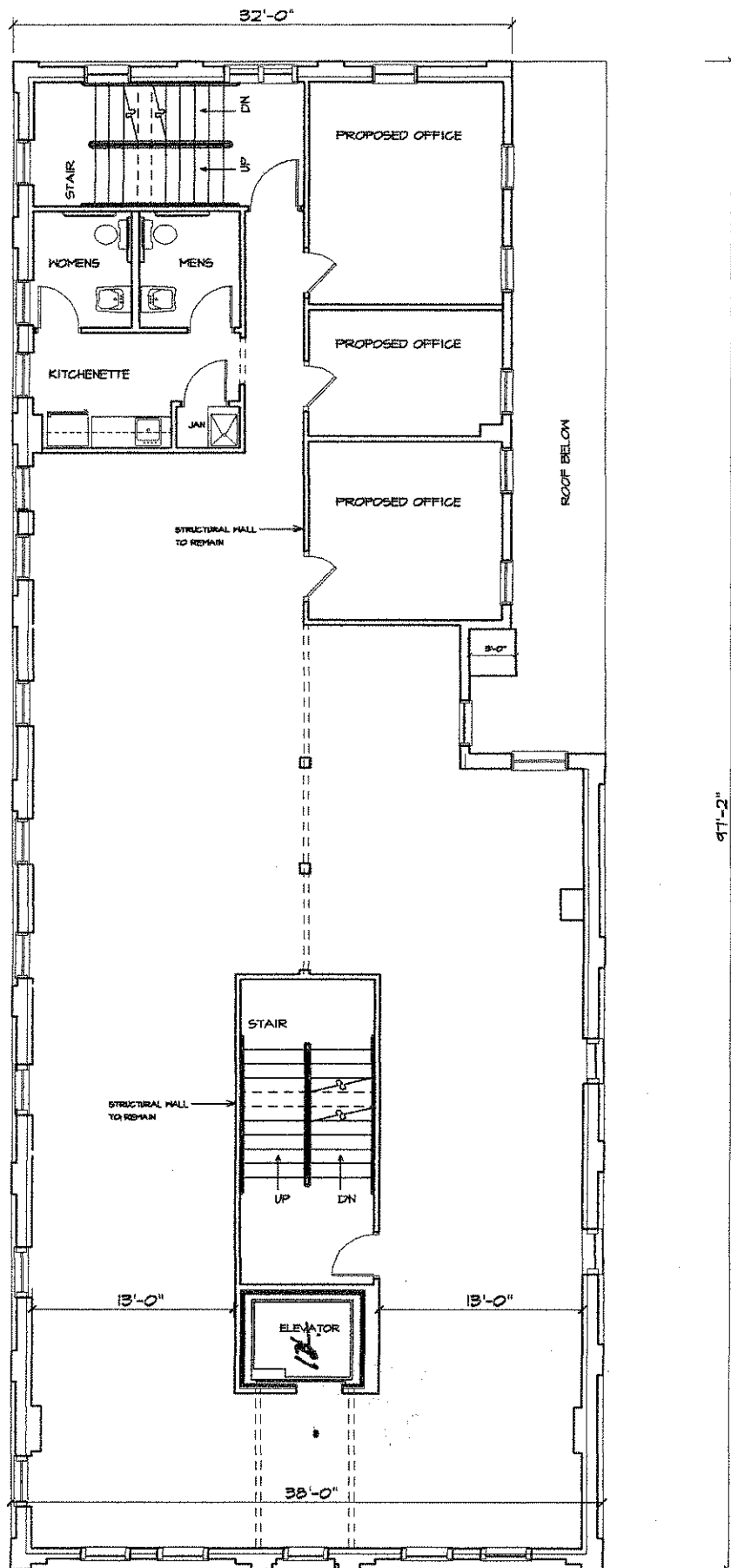
Expected project start: 7/1/07 Expected project completion: 1/15/08

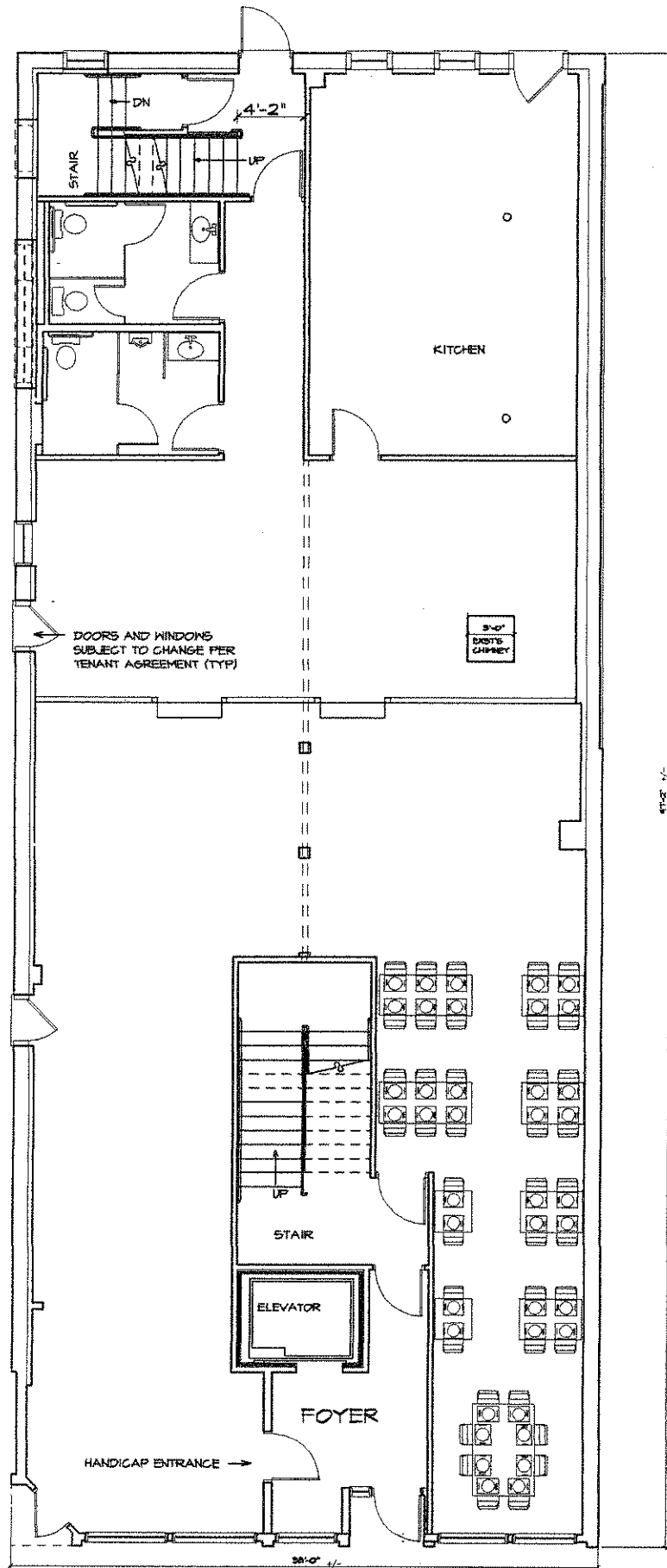


PROPOSED RENOVATION

22 CONCORD STREET

AMOSKEAG ARCHITECTURAL GROUP
1650 elm street, suite 401. manchester, nh 03101-1217
phone: (603) 624-4619 phone: (603) 645-4388





FIRST FLOOR PLAN (REV'D 6-7-07)

NOTE: SCHEMATIC ONLY; SOME VARIATIONS MAY OCCUR DUE TO STRUCTURAL CONCERNS

20 CONCORD ST



Click to enlarge

MBLU : 0009/ / 0012/ /

Location: 20 CONCORD ST

Owner Name: 22 CONCORD ST LLC

Alternate ID:

Search for Similiar
Sale Properties



Parcel Value

Assessed Value

1,043,100



Owner of Record

22 CONCORD ST LLC



Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
22 CONCORD ST LLC	7808/1633	2/15/2007	661
KEEFE, CASEY	7353/1677	9/10/2004	121
KC REALTY TRUST	6283/1556	8/28/2000	.
KEEFE, FREDERICK R	5715/1594	5/1/1996	241
EAGER, CLIFFORD L			



Land Use

Land Use Code	Land Use Description
0322	STORE/SHOP



Land Information

Size
0.09 AC



Construction Detail

Item	Value
STYLE	Store/Apt
Stories:	4

Occupancy	28
Exterior Wall 1	Brick/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Total Bedrms	00
Total Baths	0
1st Floor Use:	0322
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10



Building Information

Item	Value
Living Area	14,014 square feet
Year Built	1895
Replacement Cost Less Depreciation	856,100



Outbuildings

Code	Description	Units
No Outbuildings		

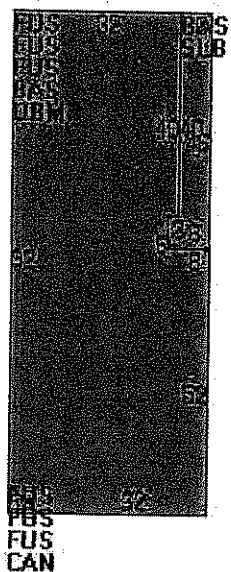


Extra Features

Code	Description	Units
SPR1	SPRINKLERS-WET	17468 S.F.



Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	3706	3706
CAN	Canopy	18	0
FUS	Upper Story, Finished	10308	10308
SLB	Slab	288	0
UBM	Basement, Unfinished	3418	0
Total		17738	14014

Online Database for Manchester, NH Powered by Vision Appraisal Technology